

## QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS,

023700

That We, George Roscoe, Jr. of Oakland, Maine, County of Kennebec and Bruce Roscoe, of Waterville, Maine, County of Kennebec for consideration paid by Mark Roscoe of Waterville, County of Kennebec, State of Maine, whose mailing address is 27 Merryfield Avenue, Waterville, Maine and Bryan Roscoe of Woodbridge, State of Virginia, whose mailing address is 1444 Oriskany Way, Apt. 301, Woodbridge, VA, the receipt whereof we do hereby acknowledge, do hereby **remitse, release, bargain, sell and convey**, and forever **quitclaim** unto the said Mark Roscoe and Bryan Roscoe, their heirs and assigns forever,

the real property in Waterville, County of Kennebec, State of Maine, described as follows:

A certain lot or parcel of land with buildings thereon, being Lots numbered one hundred ten (110) and one hundred eleven (111) according to a plan of Lots Cool Street Heights belonging to the A. F. Hutchinson Land Company, said plan being made by Ernest W. Branch, Surveyor, dated June 8, 1914 and recorded in Kennebec Registry or Deeds. Said lots taken together measure about seventy (70) feet on Merryfield Avenue and about one hundred (100) feet on Lynn Street, containing about seven thousand (7,000) square feet, together with all of my right in the streets and ways shown on this plan in common with the owners of other lots on said plan.

Being the same premises conveyed to Joan C. Roscoe by deed of Paul E. Joseph and Earline I. Joseph dated December 14, 1971 and recorded in Book 1569, Page 686 of the Kennebec County Registry of Deeds.

The purpose of this deed is to release any claims they have in said property by virtue of the Will and Estate of their late mother, Joan C. Roscoe.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Mark Roscoe and Bryan Roscoe, their heirs and assigns forever.

AND we do covenant with the said Grantees, their heirs and assigns, that I shall and will **warrant and defend** the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under them.

In Witness Whereof, we, the said George Roscoe, Jr. and Bruce Roscoe joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 28th day of September, 1995.

1-1-1995  
TAX  
PAID

38-49  
38-51

Signed, Sealed and Delivered  
in the presence of

Witness

Witness

George Roscoe, Jr.

Bruce Roscoe

State of Maine, County of Kennebec, ss.

September 28, 1995

Then personally appeared the above named George Roscoe, Jr.  
and Bruce Roscoe and acknowledged the foregoing instrument to be  
their free act and deed.

Before me,

Attorney at Law / Notary Public

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES MAY 10, 1999

JEAN A. MOULTON  
Printed Name



RECEIVED KENNEBEC CO.

55 OCT 10 11 50 AM

Notary Public  
Kennebec County, Maine